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ORDINANCE NO. 45-722

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2003-00011

Request for zone change from “MF-29” Multi-family Residential to “NO” Neighborhood Office, on property described as:

Lots 20 and 22 on Meridian Avenue, and the north 50 feet of Lots 2, 4, 6, and 8 on Lincoln Street (now Irving), together with the north half of vacated alley adjacent to said Lot 22 on the south, and the south half of vacated alley adjacent to said Lots 2, 4, 6, and 8 on the north; all in Garfield Addition, Wichita Sedgwick County, Kansas; except the west 10 feet thereof condemned for street right-of-way in case number A-53077. Generally located north of Irving and east of Meridian.

SUBJECT TO FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #125:

1. The property shall meet Unified Zoning Code requirements for site development regulations, including parking, screening and compatibility setbacks and the City of Wichita Landscape Ordinance requirements for a landscaped street yard on Meridian and buffers adjacent to residential zoning districts.
2. Free-standing signage shall be restricted to one monument style sign with a maximum height of six feet and a maximum sign face of 12 square feet.
3. Primary exterior building materials shall consist of materials typical of residential construction. Metal siding shall not be permitted as an exterior material except as incidental trim.
4. Lighting standards shall be no more than 14 feet in height, and shall otherwise conform to Sec. IV-B.4 of the Unified Zoning Code.
5. One point of access on Meridian shall be permanently closed.

6. The applicant shall dedicate a 10-foot contingent dedication of utility and pedestrian easement along Meridian.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, May 13, 2003.

ATTEST:

Pat Graves, City Clerk

Carlos Mayans, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney